HOUSING MARKET INFORMATION

HOUSING NOW
Prairie Region

CANADA MORTGAGE AND HOUSING CORPORATION

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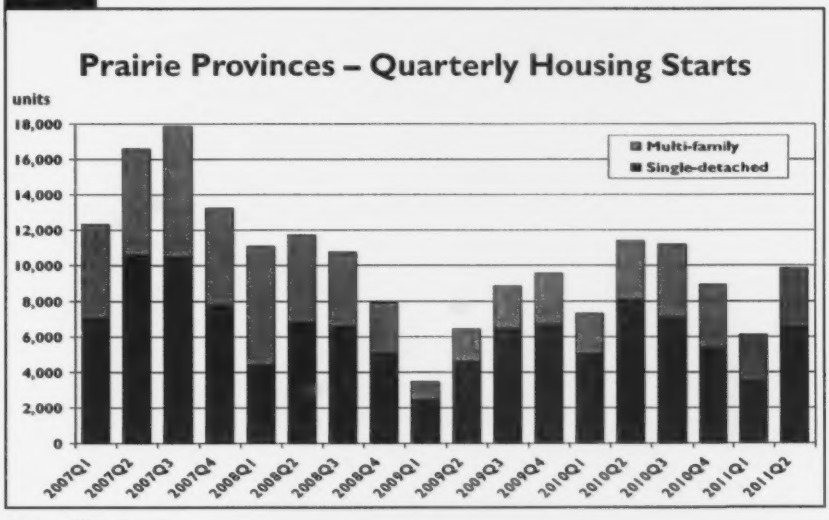
New Home Market

Prairie housing starts down at mid-year

Housing starts in the Prairie Provinces decreased 13 per cent to 9,875 units in the second quarter of 2011 from 11,413 during the same period last year. The decline was due to slower single-detached construction as builders managed supply levels and competed with increasingly active resale markets. Single-detached starts across the Prairies fell to 6,537 units in the second quarter, 19 per cent lower than the 8,116 recorded last year. Meanwhile, multi-family construction, which consists of semi-detached, row, and apartment units, rose one per cent to 3,338 starts from the same period the year before. In the first half of the year,

Figure 1



Source: CMHC

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total housing starts across the Prairie Provinces decreased 15 per cent from 18,710 in 2010 to 15,974.

In Alberta, housing starts from April to June reached 6,281 units, down 24 per cent from the same period one year ago. Total starts at mid-year declined by 24 per cent from 13,889 in 2010 to 10,492 in 2011. Single-detached builders reduced construction as 6,652 foundations were poured in the first half of the year, down 30 per cent from the year before. Meanwhile, to the end of the second quarter, multi-family starts declined 11 per cent to 3,840 units from mid-year 2010. From April to June, provincial multi-family starts decreased 21 per cent on a year-over-year basis, while single-detached starts decreased 25 per cent.

Among Alberta's larger urban centres, total housing starts in the Calgary Census Metropolitan Area (CMA) decreased 19 per cent in the second quarter to 1,982 units, down from 2,456 units a year earlier. Single-detached starts reached 1,369 units while multi-family starts amounted to 613 units between April and June. To the end of the second quarter, multi-family starts fell eight per cent to 1,180 units, while 2,350 single-detached foundations were poured in the Calgary CMA, down 30 per cent from the same period in 2010. New starts in the Edmonton CMA amounted to 4,051 units in the first half of 2011, which comprised of 2,226 single-detached and 1,825 multi-family starts. During the second quarter of 2011, single-detached starts fell 30 per cent from the same period last year, while the multi-family sector experienced a 17 per cent decline. The Census Agglomerations (CAs) of Grande Prairie, Medicine Hat, and Red Deer experienced weaker new home construction in the first half of 2011, while activity was stronger in the Lethbridge and Wood Buffalo CAs.

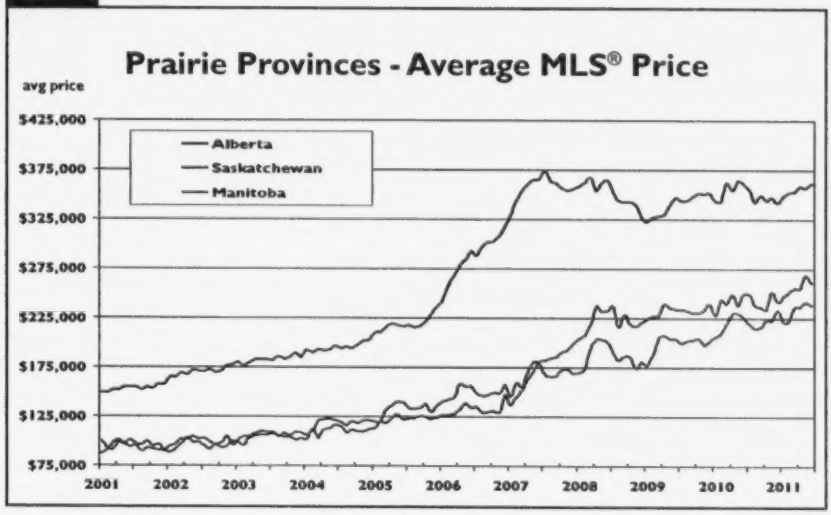
In Manitoba, home builders also decreased production in the first half of 2011. Provincial housing starts totalled 2,405 units in the first six months this year, down six per cent from the 2,561 starts in 2010. The decline was led by the single-detached sector, largely due to a 21 per cent reduction in starts during the second quarter. At mid-year, 1,544 foundations were poured, representing a 17 per cent decline from the corresponding period last year. Multi-family starts on the other hand, amounted to 861 units at mid-year, up 21 per cent from the 709 starts recorded on year ago. From April to June, multi-family starts rose 68 per cent on a year-over-year basis, increasing from 372 in 2010 to 626 this year.

Total housing starts in the Winnipeg CMA picked up in the second quarter, reaching 885 units, up 17 per cent from the 756 units started in the corresponding period last year. Single-detached starts grew two per cent over the same period last year, while there was a 51 per cent increase in the multi-family sector. On a year-to-date basis, there were 1,375 starts in the Winnipeg CMA, down three per cent from the same period in 2010.

While Alberta and Manitoba recorded weaker starts in the second quarter, Saskatchewan home builders recorded a stronger pace of construction. From April to June, total starts in Saskatchewan increased 30 per cent from 1,474 in 2010 to 1,921 in 2011. Second quarter housing starts comprised of 1,300 single-detached and 621 multi-family units, up eight and 133 per cent, respectively, over 2010 levels. The rise in multi-family activity was due to an increase in rental apartment construction in the province's two largest centres. At mid-year, total housing starts increased 36 per cent from 2,260 in 2010 to 3,077 this year.

In the Saskatoon CMA, multi-family starts in the second quarter more than quadrupled the 79 starts in the same period in 2010. Overall, total starts from April to June increased 36 per cent from 624 in 2010 to 848 this year. In the Regina CMA, single-detached starts rose 32 per cent, while multi-family construction was 36 per cent higher than the previous year. Combined, Regina's total starts reached 370 units in the second quarter, 33 per cent higher than the corresponding period in 2010.

Figure 3



Source: CREA (Raw)

Resale Market

MLS® sales increase in the Prairies

MLS® sales in the Prairie Provinces increased six per cent from 23,238 transactions in the second quarter of 2010 to 24,591 in the same period this year. Improving economic conditions have spurred job creation in the Prairies which has attracted more migrants and fuelled resale demand. Residential sales in Saskatchewan experienced the highest growth rate, rising ten per cent from 3,247 sales in the second quarter last year to 3,577 in the corresponding period in 2011. From April to June, existing home sales in Alberta also increased. A total of 16,604 transactions occurred in Alberta resale markets, up seven per cent from 2010 figures. In Manitoba, MLS® sales slipped two per cent in the second quarter from 4,494 last year to 4,410 in 2011. Employment growth and improving migration patterns for the Prairies is expected to support resale demand moving forward.

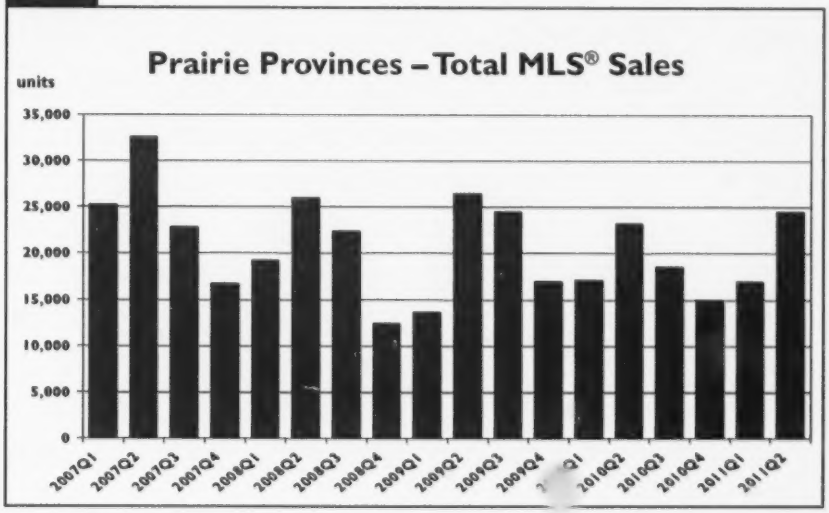
Saskatchewan and Manitoba recorded year-over-year gains in the MLS® average price in the first half of 2011. Manitoba experienced an increase of over five per cent, averaging $235,417 at mid-year compared to $223,437 in the same period in 2010. Meanwhile, Saskatchewan demonstrated the strongest price growth in the Prairies. To the end of the second quarter, the average resale price reached $258,348, a seven per cent gain from $242,522 last year. Price growth in Alberta remained virtually flat in the first half of 2011. The average price was $356,050 to the end of the June compared to $356,361 last year.

Economy

Employment and net migration rise in Alberta

Alberta experienced the largest up-tick in employment levels in the Prairies. To the end of June, average employment increased 3.1 per cent compared to the same period last year. Meanwhile, employment in Manitoba increased 1.2 per cent in the first six months of the year from the corresponding average in 2010. Saskatchewan's pace of employment growth was the lowest of all the Prairie Provinces. To the end of June, average employment in Saskatchewan increased 0.2 per cent year-over-year.

Figure 2

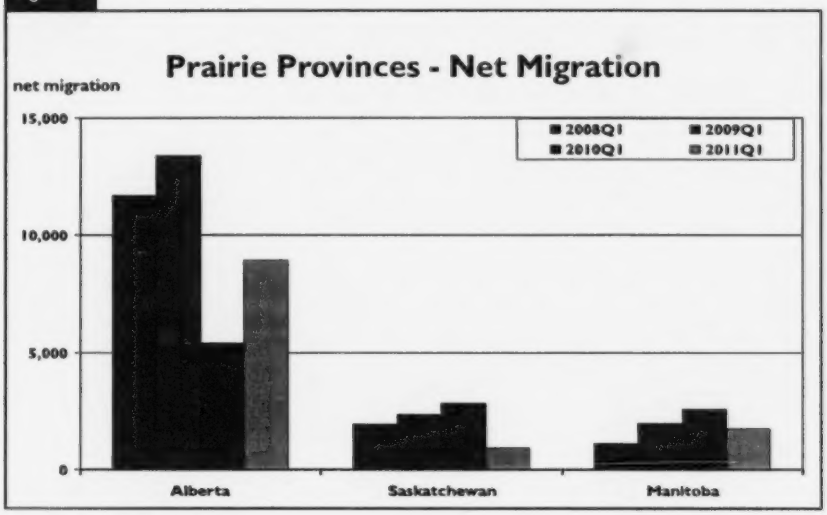


Source: CREA (Raw)

Given stronger employment gains, Alberta was the only province in the Prairies to attract more migrants in the first quarter compared to the previous year. To the end of March, total net migration was 8,920 in Alberta, an increase of 65 per cent from the same period last year. The gain can be attributed to a rise in interprovincial net migration as the province gained 5,275 net migrants from other parts of Canada in the first three months of 2011, a jump from only 312 net migrants in the first quarter of 2010.

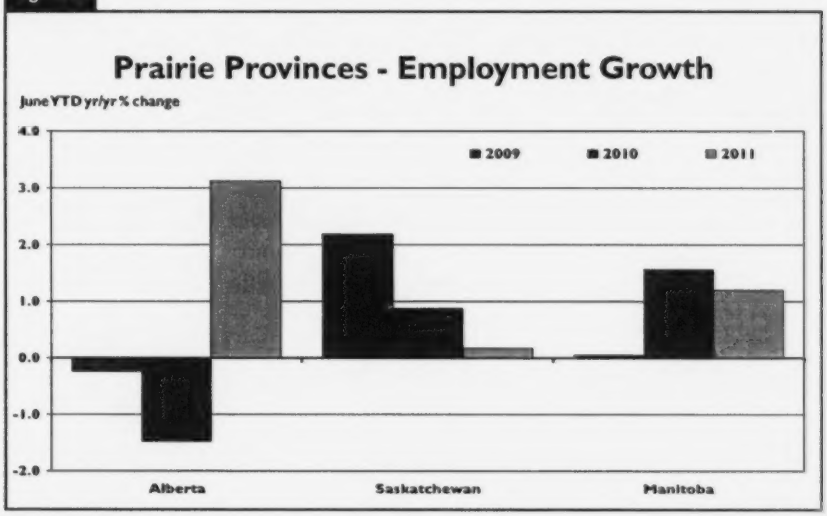
Both Saskatchewan and Manitoba saw total net migration decline in the first quarter in 2011, mostly attributed to lower levels of interprovincial migration to these provinces. In Manitoba, total net migration decreased by 31 per cent from 2,569 people in the first three months of 2010 to 1,762 during the corresponding period in 2011. Saskatchewan saw a more pronounced decline of 67 per cent in the first quarter with 927 net migrants in 2011 compared to 2,834 in 2010.

Figure 4



Source: Statistics Canada

Figure 5



Source: Statistics Canada

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of Region
2	Starts by Submarket and by Dwelling Type – Current Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
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1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Quarter
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2.5	Starts by Submarket and by Intended Market – Year-to-Date
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3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
–	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Prairie Region
Second Quarter 2011

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q2 2011	5,297	772	41	23	834	696	91	523	1,598	9,875
Q2 2010	6,338	716	113	10	708	965	33	373	2,157	11,413
% Change	-16.4	7.8	-63.7	130.0	17.8	-27.9	175.8	40.2	-25.9	-13.5
Year-to-date 2011	8,517	1,272	99	30	1,429	1,378	129	1,142	1,978	15,974
Year-to-date 2010	10,855	1,380	153	14	1,204	1,474	74	731	2,825	18,710
% Change	-21.5	-7.8	-35.3	114.3	18.7	-6.5	74.3	56.2	-30.0	-14.6
UNDER CONSTRUCTION										
Q2 2011	10,334	1,632	187	47	2,697	7,613	194	2,626	1,796	27,126
Q2 2010	12,332	1,726	439	29	2,447	8,197	119	2,030	2,319	29,638
% Change	-16.2	-5.4	-57.4	62.1	10.2	-7.1	63.0	29.4	-22.6	-8.5
COMPLETIONS										
Q2 2011	4,546	522	47	11	755	709	91	831	751	8,263
Q2 2010	5,088	636	80	13	472	1,363	19	230	958	8,859
% Change	-10.7	-17.9	-41.3	-15.4	60.0	-48.0	**	**	-21.6	-6.7
Year-to-date 2011	8,756	1,006	146	21	1,264	1,558	153	1,276	2,104	16,284
Year-to-date 2010	8,952	1,112	108	19	916	3,136	82	606	2,554	17,485
% Change	-2.2	-9.5	35.2	10.5	38.0	-50.3	86.6	110.6	-17.6	-6.9
COMPLETED & NOT ABSORBED										
Q2 2011	1,500	191	22	12	298	1,855	9	262	na	4,149
Q2 2010	1,350	186	30	9	226	1,840	4	308	na	3,953
% Change	11.1	2.7	-26.7	33.3	31.9	0.8	125.0	-14.9	n/a	5.0
ABSORBED										
Q2 2011	4,160	507	53	6	685	742	56	391	na	6,600
Q2 2010	4,512	598	74	9	488	993	7	169	na	6,850
% Change	-7.8	-15.2	-28.4	-33.3	40.4	-25.3	**	131.4	n/a	-3.6
Year-to-date 2011	7,854	952	152	11	1,116	1,356	78	688	na	12,207
Year-to-date 2010	7,880	1,084	96	17	978	2,617	20	370	na	13,062
% Change	-0.3	-12.2	58.3	-35.3	14.1	-48.2	**	85.9	n/a	-6.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1a: Housing Activity Summary of Manitoba
Second Quarter 2011

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q2 2011	638	40	0	6	38	80	38	231	602	1,673
Q2 2010	646	26	0	6	66	0	1	231	725	1,701
% Change	-1.2	53.8	n/a	0.0	-42.4	n/a	**	0.0	-17.0	-1.6
Year-to-date 2011	1,032	64	4	11	98	128	48	315	705	2,405
Year-to-date 2010	1,053	32	0	8	108	110	2	386	862	2,561
% Change	-2.0	100.0	n/a	37.5	-9.3	16.4	**	-18.4	-18.2	-6.1
UNDER CONSTRUCTION										
Q2 2011	1,186	56	7	15	143	429	95	833	602	3,366
Q2 2010	1,092	32	0	11	177	205	7	597	731	2,852
% Change	8.6	75.0	n/a	36.4	-19.2	109.3	**	39.5	-17.6	18.0
COMPLETIONS										
Q2 2011	635	22	0	7	53	61	2	411	103	1,294
Q2 2010	555	12	0	9	42	0	13	53	143	827
% Change	14.4	83.3	n/a	-22.2	26.2	n/a	-84.6	**	-28.0	56.5
Year-to-date 2011	850	30	0	16	89	61	6	427	617	2,096
Year-to-date 2010	811	22	0	10	56	159	29	162	741	1,990
% Change	4.8	36.4	n/a	60.0	58.9	-61.6	-79.3	163.6	-16.7	5.3
COMPLETED & NOT ABSORBED										
Q2 2011	150	6	0	11	15	57	0	144	n/a	383
Q2 2010	162	4	0	8	7	90	3	62	n/a	336
% Change	-7.4	50.0	n/a	37.5	114.3	-36.7	-100.0	132.3	n/a	14.0
ABSORBED										
Q2 2011	532	3	0	4	45	100	0	223	n/a	907
Q2 2010	439	5	0	6	20	29	0	37	n/a	536
% Change	21.2	-40.0	n/a	-33.3	125.0	**	n/a	**	n/a	69.2
Year-to-date 2011	739	5	0	9	76	104	0	223	n/a	1,156
Year-to-date 2010	665	6	4	9	39	157	0	150	n/a	1,030
% Change	11.1	-16.7	-100.0	0.0	94.9	-33.8	n/a	48.7	n/a	12.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Saskatchewan
Second Quarter 2011

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q2 2011	888	32	13	0	246	191	53	62	436	1,921
Q2 2010	881	26	38	3	84	72	16	18	336	1,474
% Change	0.8	23.1	-65.8	-100.0	192.9	165.3	**	**	29.8	30.3
Year-to-date 2011	1,385	74	21	2	339	345	77	311	523	3,077
Year-to-date 2010	1,346	30	38	3	123	246	27	34	413	2,260
% Change	2.9	146.7	-44.7	-33.3	175.6	40.2	185.2	**	26.6	36.2
UNDER CONSTRUCTION										
Q2 2011	1,829	94	29	3	489	897	71	574	458	4,444
Q2 2010	1,660	52	62	4	338	814	30	151	336	3,447
% Change	10.2	80.8	-53.2	-25.0	44.7	10.2	136.7	**	36.3	28.9
COMPLETIONS										
Q2 2011	596	28	8	1	156	155	56	164	434	1,598
Q2 2010	658	[illegible]	0	2	40	124	2	8	250	1,100
% Change	-9.4	[illegible]	n/a	-50.0	**	25.0	**	**	73.6	45.3
Year-to-date 2011	1,229	58	8	1	222	308	69	172	751	2,818
Year-to-date 2010	1,219	40	0	5	67	272	25	32	518	2,178
% Change	0.8	45.0	n/a	-80.0	**	13.2	176.0	**	45.0	29.4
COMPLETED & NOT ABSORBED										
Q2 2011	200	15	6	0	44	170	0	71	n/a	506
Q2 2010	142	13	0	0	19	179	0	0	n/a	353
% Change	40.8	15.4	n/a	n/a	131.6	-5.0	n/a	n/a	n/a	43.3
ABSORBED										
Q2 2011	505	18	6	1	126	147	44	75	n/a	922
Q2 2010	569	14	0	2	37	96	4	0	n/a	722
% Change	-11.2	28.6	n/a	-50.0	**	53.1	**	n/a	n/a	27.7
Year-to-date 2011	984	36	6	1	152	266	53	83	n/a	1,581
Year-to-date 2010	1,039	28	0	5	59	290	9	0	n/a	1,430
% Change	-5.3	28.6	n/a	-80.0	157.6	-8.3	**	n/a	n/a	10.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Alberta Second Quarter 2011

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q2 2011	3,771	700	28	17	550	425	0	230	560	6,281
Q2 2010	4,811	664	75	1	558	893	16	124	1,096	8,238
% Change	-21.6	5.4	-62.7	**	-1.4	-52.4	-100.0	85.5	-48.9	-23.8
Year-to-date 2011	6,100	1,134	74	17	992	905	4	516	750	10,492
Year-to-date 2010	8,456	1,318	115	3	973	1,118	45	311	1,550	13,889
% Change	-27.9	-14.0	-35.7	**	2.0	-19.1	-91.1	65.9	-51.6	-24.5
UNDER CONSTRUCTION										
Q2 2011	7,319	1,482	151	29	2,065	6,287	28	1,219	736	19,316
Q2 2010	9,580	1,642	377	14	1,932	7,178	82	1,282	1,252	23,339
% Change	-23.6	-9.7	-59.9	107.1	6.9	-12.4	-65.9	-4.9	-41.2	-17.2
COMPLETIONS										
Q2 2011	3,315	472	39	3	546	493	33	256	214	5,371
Q2 2010	3,875	608	80	2	390	1,239	4	169	565	6,932
% Change	-14.5	-22.4	-51.3	50.0	40.0	-60.2	**	51.5	-62.1	-22.5
Year-to-date 2011	6,677	918	138	4	953	1,189	78	677	736	11,370
Year-to-date 2010	6,922	1,050	108	4	793	2,705	28	412	1,295	13,317
% Change	-3.5	-12.6	27.8	0.0	20.2	-56.0	178.6	64.3	-43.2	-14.6
COMPLETED & NOT ABSORBED										
Q2 2011	1,150	170	16	1	239	1,628	9	47	n/a	3,260
Q2 2010	1,046	169	30	1	200	1,571	1	246	n/a	3,264
% Change	9.9	0.6	-46.7	0.0	19.5	3.6	**	-80.9	n/a	-0.1
ABSORBED										
Q2 2011	3 123	486	47	1	514	495	12	93	n/a	4 771
Q2 2010	3 504	579	74	1	431	868	3	132	n/a	5 592
% Change	-10.9	-16.1	-36.5	0.0	19.3	-43.0	**	-29.5	n/a	-14.7
Year-to-date 2011	6,131	911	146	1	888	986	25	382	n/a	9,470
Year-to-date 2010	6,176	1,050	92	3	880	2,170	11	220	n/a	10,602
% Change	-0.7	-13.2	58.7	-66.7	0.9	-54.6	127.3	73.6	n/a	-10.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Prairie Region 2001 - 2010

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2010	20,754	2,530	264	45	2,822	3,775	173	2,288	6,232	38,883
% Change	28.7	21.3	-23.0	2.3	67.0	116.1	-13.1	85.7	28.0	37.2
2009	16,128	2,086	343	44	1,690	1,747	199	1,232	4,869	28,338
% Change	-3.7	11.1	49.8	29.4	-34.2	-83.5	-13.5	-20.5	-36.7	-31.8
2008	16,749	1,878	229	34	2,567	10,582	230	1,550	7,686	41,529
% Change	-35.1	-35.8	16.2	-75.2	-44.9	-5.3	6.0	-22.0	-40.8	-30.9
2007	25,793	2,924	197	137	4,658	11,175	217	1,987	12,988	60,081
% Change	-10.0	10.1	69.8	30.5	31.1	12.1	-21.7	24.4	21.0	4.1
2006	28,659	2,656	116	105	3,553	9,970	277	1,597	10,734	57,705
% Change	17.9	26.8	-50.2	-1.9	-2.0	31.5	17.9	7.0	15.0	17.7
2005	24,314	2,095	233	107	3,625	7,581	235	1,492	9,333	49,015
% Change	7.3	12.0	64.1	-34.0	7.6	3.8	-46.1	-35.7	49.5	10.2
2004	22,650	1,870	142	162	3,370	7,300	436	2,320	6,241	44,491
% Change	3.9	33.2	-41.6	48.6	-7.2	-2.4	33.3	-2.7	-1.0	1.8
2003	21,810	1,404	243	109	3,631	7,481	327	2,385	6,302	43,692
% Change	-5.7	32.5	135.9	16.0	5.2	30.5	-21.0	-27.1	-22.1	-3.6
2002	23,117	1,060	103	94	3,451	5,733	414	3,273	8,089	45,334
% Change	27.0	49.7	30.4	-23.0	46.2	56.3	60.5	37.2	21.6	31.3
2001	18,198	708	79	122	2,360	3,667	258	2,385	6,652	34,518

Source: CMHC (Starts and Completions Survey)

Table 1.2a: History of Housing Starts of Manitoba 2001 - 2010

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2010	2,284	78	3	32	208	357	29	975	1,922	5,888
% Change	24.4	18.2	n/a	28.0	10.6	**	-53.2	73.8	38.8	41.1
2009	1,836	66	0	25	188	51	62	561	1,385	4,174
% Change	-21.8	3.1	-100.0	66.7	-12.6	-92.2	129.6	27.8	-20.5	-24.6
2008	2,349	64	8	15	215	654	27	439	1,742	5,537
% Change	7.6	128.6	166.7	-59.5	39.6	7.6	17.4	-44.8	-8.6	-3.5
2007	2,183	28	3	37	154	608	23	796	1,906	5,738
% Change	11.2	-30.0	n/a	**	-3.8	82.0	-17.9	23.8	2.9	14.1
2006	1,964	40	0	6	160	334	28	643	1,853	5,028
% Change	1.2	150.0	n/a	-40.0	3.2	45.2	-30.0	31.8	0.1	6.3
2005	1,940	16	0	10	155	230	40	488	1,852	4,731
% Change	-7.1	166.7	n/a	-63.0	70.3	79.7	-7.0	-8.6	21.7	6.6
2004	2,089	6	0	27	91	128	43	534	1,522	4,440
% Change	14.8	50.0	n/a	-3.6	16.7	-57.0	**	17.9	0.4	5.6
2003	1,819	4	0	28	78	298	10	453	1,516	4,206
% Change	7.1	-33.3	-100.0	-6.7	151.6	**	-64.3	58.9	4.6	16.3
2002	1,699	6	7	30	31	81	28	285	1,450	3,617
% Change	31.4	-25.0	n/a	-38.8	-51.6	**	-36.4	**	9.0	22.1
2001	1,293	8	0	49	64	15	44	76	1,330	2,963

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Saskatchewan 2001 - 2010

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2010	2,791	104	50	5	424	663	82	443	1,345	5,907
% Change	36.1	13.0	72.4	0.0	58.8	86.8	**	**	44.6	52.8
2009	2,050	92	29	5	267	355	22	116	930	3,866
% Change	-26.9	-32.4	141.7	-70.6	-45.7	-65.5	175.0	-25.2	-57.2	-43.4
2008	2,803	136	12	17	492	1,030	8	155	2,175	6,828
% Change	-3.9	0.0	n/a	-74.2	-41.6	83.3	-70.4	-34.0	77.8	13.7
2007	2,916	136	0	66	842	562	27	235	1,223	6,007
% Change	51.4	183.3	-100.0	40.4	79.1	47.1	68.8	**	52.7	61.7
2006	1,926	48	3	47	470	382	16	22	801	3,715
% Change	18.7	-30.4	200.0	38.2	22.1	32.2	-59.0	-64.5	-14.3	8.1
2005	1,623	69	1	34	385	289	39	62	935	3,437
% Change	0.5	-23.3	n/a	-5.6	-43.6	-56.3	-31.6	**	46.8	-9.1
2004	1,615	90	0	36	683	661	57	2	637	3,781
% Change	13.9	150.0	-100.0	80.0	14.0	66.5	128.0	-98.5	-6.5	14.1
2003	1,418	36	9	20	599	397	25	130	681	3,315
% Change	2.9	-5.3	125.0	185.7	25.1	36.4	-7.4	3.2	11.1	11.9
2002	1,378	38	4	7	479	291	27	126	613	2,963
% Change	28.9	26.7	**	-78.8	103.0	-21.1	170.0	**	1.3	24.4
2001	1,069	30	1	33	236	369	10	28	605	2,381

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts of Alberta 2001 - 2010

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2010	15,679	2,348	211	8	2,190	2,755	62	870	2,965	27,088
% Change	28.1	21.8	-32.8	-42.9	77.3	105.4	-46.1	56.8	16.1	33.5
2009	12,242	1,928	314	14	1,235	1,341	115	555	2,554	20,298
% Change	5.6	14.9	50.2	**	-33.6	-84.9	-41.0	-41.9	-32.2	-30.4
2008	11,597	1,678	209	2	1,860	8,898	195	956	3,769	29,164
% Change	-44.0	-39.2	7.7	-94.1	-49.2	-11.1	16.8	0.0	-61.8	-39.7
2007	20,694	2,760	194	34	3,662	10,005	167	956	9,859	48,336
% Change	-16.5	7.5	71.7	-34.6	25.3	8.1	-28.3	2.6	22.0	-1.3
2006	24,769	2,568	113	52	2,923	9,254	233	932	8,080	48,962
% Change	19.4	27.8	-51.3	-17.5	-5.3	31.0	49.4	-1.1	23.4	19.9
2005	20,751	2,010	232	63	3,085	7,062	156	942	6,546	40,847
% Change	9.5	13.3	63.4	-36.4	18.8	8.5	-53.6	-47.2	60.4	12.6
2004	18,946	1,774	142	99	2,596	6,511	336	1,784	4,082	36,270
% Change	2.0	30.1	-39.3	62.3	-12.1	-4.1	15.1	-1.0	-0.6	0.3
2003	18,573	1,364	234	61	2,954	6,786	292	1,802	4,105	36,171
% Change	-7.3	34.3	154.3	7.0	0.4	26.6	-18.7	-37.0	-31.9	-6.7
2002	20,040	1,016	92	57	2,941	5,361	359	2,862	6,026	38,754
% Change	26.5	51.6	17.9	42.5	42.8	63.3	76.0	25.5	27.8	32.8
2001	15,836	670	78	40	2,060	3,283	204	2,281	4,717	29,174

Source: CMHC (Starts and Completions Survey)

Table 2a: Starts by Submarket and by Dwelling Type Manitoba Second Quarter 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	% Change
Centres 100,000+											
Winnipeg	536	525	20	4	54	43	275	184	885	756	17.1
Centres 10,000 - 49,999											
Brandon	26	32	2	6	20	21	36	3	84	62	35.5
Hanover RM	26	29	4	6	0	0	0	0	30	35	-14.3
Portage la Prairie	15	20	0	0	0	0	0	44	15	64	-76.6
St. Andrews	8	14	0	0	0	0	0	0	8	14	-42.9
Steinbach MD	33	30	16	12	0	0	0	0	49	42	16.7
Thompson	0	3	0	0	0	0	0	0	0	3	-100.0
Total Manitoba (10,000+)	644	653	42	28	74	64	311	231	1,071	976	9.7

Table 2.1a: Starts by Submarket and by Dwelling Type Manitoba January - June 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Centres 100,000+											
Winnipeg	884	889	30	14	107	67	354	449	1,375	1,419	-3.1
Centres 10,000 - 49,999											
Brandon	36	52	4	6	35	33	36	3	111	94	18.1
Hanover RM	38	39	4	6	0	0	0	0	42	45	-6.7
Portage la Prairie	18	21	0	0	0	0	0	44	18	65	-72.3
St. Andrews	20	21	0	0	0	0	0	0	20	21	-4.8
Steinbach MD	47	38	30	14	4	0	53	0	134	52	157.7
Thompson	0	3	0	0	0	0	0	0	0	3	-100.0
Total Manitoba (10,000+)	1,043	1,063	68	40	146	100	443	496	1,700	1,699	0.1

Source: CMHC (Starts and Completions Survey)

Table 2b: Starts by Submarket and by Dwelling Type Saskatchewan Second Quarter 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	% Change
Centres 100,000+											
Regina	260	197	24	18	47	39	39	24	370	278	33.1
Saskatoon	462	545	14	16	201	63	171	0	848	624	35.9
Centres 10,000 - 49,999											
Estevan	21	12	4	2	7	0	39	0	71	14	**
Lloydminster	29	15	0	0	0	0	0	0	29	15	93.3
Moose Jaw	28	21	0	0	0	4	0	0	28	25	12.0
North Battleford	18	19	0	4	4	12	4	0	26	35	-25.7
Prince Albert	46	46	4	0	0	0	0	26	50	72	-30.6
Swift Current	12	14	0	0	36	0	0	16	48	30	60.0
Yorkton	15	17	0	4	0	0	0	24	15	45	-66.7
Total Saskatchewan (10,000+)	891	886	46	44	295	118	253	90	1,485	1,138	30.5

Table 2.1b: Starts by Submarket and by Dwelling Type Saskatchewan January - June 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Centres 100,000+											
Regina	430	337	28	30	55	64	187	85	700	516	35.7
Saskatoon	752	825	44	20	278	63	422	81	1,496	989	51.3
Centres 10,000 - 49,999											
Estevan	24	14	12	2	7	8	39	36	82	60	36.7
Lloydminster	40	22	2	0	14	0	0	0	56	22	154.5
Moose Jaw	34	28	0	0	0	4	0	0	34	32	6.3
North Battleford	21	23	0	4	4	12	8	0	33	39	-15.4
Prince Albert	57	54	4	0	0	0	0	38	61	92	-33.7
Swift Current	15	29	4	0	56	4	0	16	75	49	53.1
Yorkton	17	20	0	4	0	0	0	24	17	48	-64.6
Total Saskatchewan (10,000+)	1,390	1,352	94	60	414	155	656	280	2,554	1,847	38.3

Source: CMHC (Starts and Completions Survey)

Table 2c: Starts by Submarket and by Dwelling Type
Alberta
Second Quarter 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	% Change
Centres 100,000+											
Calgary	1,369	1,807	236	266	295	288	82	95	1,982	2,456	-19.3
Edmonton	1,425	1,795	388	362	219	293	454	897	2,486	3,347	-25.7
Centres 50,000 - 99,999											
Grande Prairie	161	194	10	0	0	0	0	0	171	194	-11.9
Lethbridge	138	155	28	22	6	4	0	15	172	196	-12.2
Medicine Hat	49	79	4	4	0	8	0	0	53	91	-41.8
Red Deer	96	139	38	4	9	6	0	0	143	149	-4.0
Wood Buffalo	108	134	10	20	0	0	97	0	215	154	39.6
Centres 10,000 - 49,999											
Bonnyville MD	54	47	0	0	0	0	0	0	54	47	14.9
Brooks	8	10	0	0	0	0	0	0	8	10	-20.0
Camrose	7	22	4	4	0	4	0	0	11	30	-63.3
Canmore	6	3	4	0	4	6	0	0	14	9	55.6
Clearwater County MD	8	6	0	0	0	0	0	0	8	6	33.3
Cold Lake	37	25	0	2	0	0	0	0	37	27	37.0
Foothills No 31 MD	27	44	0	0	0	0	0	0	27	44	-38.6
High River T	13	13	2	0	5	0	0	0	20	13	53.8
Lacombe T	19	32	10	0	0	0	0	10	29	42	-31.0
Lacombe County CM	15	10	0	0	0	0	0	0	15	10	50.0
Mackenzie No 23 MD	34	37	0	2	0	4	0	0	34	43	-20.9
Mountain View County MD	13	12	0	0	0	0	0	0	13	12	8.3
Okotoks	48	98	2	8	0	0	0	0	50	106	-52.8
Red Deer County CM	15	23	0	0	0	0	0	0	15	23	-34.8
Strathmore T	10	14	2	0	0	6	22	0	34	20	70.0
Sylvan Lake	41	32	0	0	0	0	0	0	41	32	28.1
Wetaskiwin County No 10 CM	23	21	0	0	0	0	0	0	23	21	9.5
Wetaskiwin	6	7	2	0	0	0	0	0	8	7	14.3
Yellowhead County MD	8	12	0	0	0	0	0	0	8	12	-33.3
Total Alberta (10,000+)	3,788	4,812	740	694	538	619	655	1,017	5,721	7,142	-19.9

Source: CMHC (Starts and Completions Survey)

Table 2.1c: Starts by Submarket and by Dwelling Type
Alberta
January - June 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Centres 100,000+											
Calgary	2,350	3,335	394	470	508	512	278	300	3,530	4,617	-23.5
Edmonton	2,226	3,189	618	760	261	447	946	983	4,051	5,379	-24.7
Centres 50,000 - 99,999											
Grande Prairie	215	245	12	2	4	0	0	0	231	247	-6.5
Lethbridge	234	284	36	36	105	20	57	15	432	355	21.7
Medicine Hat	61	127	6	8	4	12	0	0	71	147	-51.7
Red Deer	158	217	56	10	14	33	0	97	228	357	-36.1
Wood Buffalo	203	212	24	60	12	3	97	0	336	275	22.2
Centres 10,000 - 49,999											
Bonneyville MD	66	58	0	2	0	0	0	0	66	60	10.0
Brooks	17	15	0	0	0	0	0	0	17	15	13.3
Camrose	14	42	14	12	0	8	0	0	28	62	-54.8
Canmore	7	4	4	2	4	6	5	0	20	12	66.7
Clearwater County MD	12	12	0	0	0	0	0	0	12	12	0.0
Cold Lake	47	36	0	4	0	0	0	0	47	40	17.5
Foothills No 31 MD	48	70	0	0	0	0	0	0	48	70	-31.4
High River T	22	35	2	8	8	0	0	0	32	43	-25.6
Lacombe T	28	78	20	4	0	0	0	10	48	92	-47.8
Lacombe County CM	24	15	0	0	0	0	0	0	24	15	60.0
Mackenzie No 23 MD	41	44	0	2	14	4	0	0	55	50	10.0
Mountain View County MD	19	24	0	0	0	0	0	0	19	24	-20.8
Okotoks	90	185	4	12	0	0	0	0	94	197	-52.3
Red Deer County CM	26	29	0	0	0	0	0	0	26	29	-10.3
Strathmore T	11	16	8	4	68	10	38	0	125	30	**
Sylvan Lake	72	66	2	0	0	0	0	0	74	66	12.1
Wetaskiwin County No 10 CM	28	26	0	0	0	0	0	0	28	26	7.7
Wetaskiwin	6	7	2	0	0	0	0	0	8	7	14.3
Yellowhead County MD	15	24	0	0	0	0	0	0	15	24	-37.5
Total Alberta (10,000+)	6,117	8,459	1,202	1,396	1,002	1,055	1,421	1,429	9,742	12,339	-21.0

Source: CMHC (Starts and Completions Survey)

Table 2.2a: Starts by Submarket, by Dwelling Type and by Intended Market Manitoba Second Quarter 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010
Centres 100,000+								
Winnipeg	16	43	38	0	76	0	199	184
Centres 10,000 - 49,999								
Brandon	20	21	0	0	4	0	32	3
Hanover RM	0	0	0	0	0	0	0	0
Portage la Prairie	0	0	0	0	0	0	0	44
St. Andrews	0	0	0	0	0	0	0	0
Steinbach MD	0	0	0	0	0	0	0	0
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	36	64	38	0	80	0	231	231

Table 2.3a: Starts by Submarket, by Dwelling Type and by Intended Market Manitoba January - June 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
Winnipeg	66	67	41	0	124	110	230	339
Centres 10,000 - 49,999								
Brandon	32	33	3	0	4	0	32	3
Hanover RM	0	0	0	0	0	0	0	0
Portage la Prairie	0	0	0	0	0	0	0	44
St. Andrews	0	0	0	0	0	0	0	0
Steinbach MD	0	0	4	0	0	0	53	0
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	98	100	48	0	128	110	315	386

Source: CMHC (Starts and Completions Survey)

Table 2.2b: Starts by Submarket, by Dwelling Type and by Intended Market Saskatchewan Second Quarter 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010
Centres 100,000+								
Regina	47	39	0	0	39	24	0	0
Saskatoon	201	63	0	0	113	0	58	0
Centres 10,000 - 49,999								
Estevan	7	0	0	0	39	0	0	0
Lloydminster	0	0	0	0	0	0	0	0
Moose Jaw	0	4	0	0	0	0	0	0
North Battleford	4	12	0	0	0	0	4	0
Prince Albert	0	0	0	0	0	8	0	18
Swift Current	0	0	36	0	0	16	0	0
Yorkton	0	0	0	0	0	24	0	0
Total Saskatchewan (10,000+)	259	118	36	0	191	72	62	18

Table 2.3b: Starts by Submarket, by Dwelling Type and by Intended Market Saskatchewan January - June 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
Regina	55	64	0	0	143	85	44	0
Saskatoon	278	63	0	0	163	73	259	8
Centres 10,000 - 49,999								
Estevan	7	4	0	4	39	36	0	0
Lloydminster	14	0	0	0	0	0	0	0
Moose Jaw	0	4	0	0	0	0	0	0
North Battleford	4	12	0	0	0	0	8	0
Prince Albert	0	0	0	0	0	12	0	26
Swift Current	0	4	56	0	0	16	0	0
Yorkton	0	0	0	0	0	24	0	0
Total Saskatchewan (10,000+)	358	151	56	4	345	246	311	34

Source: CMHC (Starts and Completions Survey)

Table 2.2c: Starts by Submarket, by Dwelling Type and by Intended Market
Alberta
Second Quarter 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010
Centres 100,000+								
Calgary	295	288	0	0	82	95	0	0
Edmonton	219	281	0	12	224	773	230	124
Centres 50,000 - 99,999								
Grande Prairie	0	0	0	0	0	0	0	0
Lethbridge	6	4	0	0	0	15	0	0
Medicine Hat	0	4	0	4	0	0	0	0
Red Deer	9	6	0	0	0	0	0	0
Wood Buffalo	0	0	0	0	97	0	0	0
Centres 10,000 - 49,999								
Bonneyville MD	0	0	0	0	0	0	0	0
Brooks	0	0	0	0	0	0	0	0
Camrose	0	4	0	0	0	0	0	0
Canmore	4	6	0	0	0	0	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	0	0	0	0	0	0	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
High River T	5	0	0	0	0	0	0	0
Lacombe T	0	0	0	0	0	10	0	0
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	0	4	0	0	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	0	0	0	0	0	0	0	0
Red Deer County CM	0	0	0	0	0	0	0	0
Strathmore T	0	6	0	0	22	0	0	0
Sylvan Lake	0	0	0	0	0	0	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	0	0	0	0	0	0
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	538	603	0	16	425	893	230	124

Source: CMHC (Starts and Completions Survey)

Table 2.3c: Starts by Submarket, by Dwelling Type and by Intended Market
Alberta
January - June 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
Calgary	508	512	0	0	229	170	49	130
Edmonton	261	413	0	34	479	847	467	136
Centres 50,000 - 99,999								
Grande Prairie	4	0	0	0	0	0	0	0
Lethbridge	105	20	0	0	57	15	0	0
Medicine Hat	0	4	4	8	0	0	0	0
Red Deer	14	33	0	0	0	52	0	45
Wood Buffalo	12	0	0	3	97	0	0	0
Centres 10,000 - 49,999								
Bonnyville MD	0	0	0	0	0	0	0	0
Brooks	0	0	0	0	0	0	0	0
Camrose	0	8	0	0	0	0	0	0
Canmore	4	6	0	0	5	0	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	0	0	0	0	0	0	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
High River T	8	0	0	0	0	0	0	0
Lacombe T	0	0	0	0	0	10	0	0
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	14	4	0	0	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	0	0	0	0	0	0	0	0
Red Deer County CM	0	0	0	0	0	0	0	0
Strathmore T	68	10	0	0	38	0	0	0
Sylvan Lake	0	0	0	0	0	0	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	0	0	0	0	0	0
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	998	1,010	4	45	905	1,118	516	311

Source: CMHC (Starts and Completions Survey)

Table 2.4a: Starts by Submarket and by Intended Market Manitoba Second Quarter 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010
Centres 100,000+								
Winnipeg	550	524	98	48	237	184	885	756
Centres 10,000 - 49,999								
Brandon	26	34	26	24	32	4	84	62
Hanover RM	30	35	0	0	0	0	30	35
Portage la Prairie	15	20	0	0	0	44	15	64
St. Andrews	8	14	0	0	0	0	8	14
Steinbach MD	49	42	0	0	0	0	49	42
Thompson	0	3	0	0	0	0	0	3
Total Manitoba (10,000+)	678	672	124	72	269	232	1,071	976

Table 2.5a: Starts by Submarket and by Intended Market Manitoba January - June 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
Winnipeg	907	890	197	190	271	339	1,375	1,419
Centres 10,000 - 49,999								
Brandon	36	53	40	36	35	5	111	94
Hanover RM	42	45	0	0	0	0	42	45
Portage la Prairie	18	21	0	0	0	44	18	65
St. Andrews	20	21	0	0	0	0	20	21
Steinbach MD	77	52	0	0	57	0	134	52
Thompson	0	3	0	0	0	0	0	3
Total Manitoba (10,000+)	1,100	1,085	237	226	363	388	1,700	1,699

Source: CMHC (Starts and Completions Survey)

Table 2.4b: Starts by Submarket and by Intended Market Saskatchewan Second Quarter 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010
Centres 100,000+								
Regina	267	197	86	67	17	14	370	278
Saskatoon	486	597	304	27	58	0	848	624
Centres 10,000 - 49,999								
Estevan	28	14	43	0	0	0	71	14
Lloydminster	29	15	0	0	0	0	29	15
Moose Jaw	28	20	0	5	0	0	28	25
North Battleford	18	21	4	12	4	2	26	35
Prince Albert	50	46	0	8	0	18	50	72
Swift Current	12	14	0	16	36	0	48	30
Yorkton	15	21	0	24	0	0	15	45
Total Saskatchewan (10,000+)	933	945	437	159	115	34	1,485	1,138

Table 2.5b: Starts by Submarket and by Intended Market Saskatchewan January - June 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
Regina	438	336	201	159	61	21	700	516
Saskatoon	814	881	423	100	259	8	1,496	989
Centres 10,000 - 49,999								
Estevan	39	16	43	40	0	4	82	60
Lloydminster	42	22	14	0	0	0	56	22
Moose Jaw	34	27	0	5	0	0	34	32
North Battleford	21	25	4	12	8	2	33	39
Prince Albert	61	54	0	12	0	26	61	92
Swift Current	14	29	1	20	60	0	75	49
Yorkton	17	24	0	24	0	0	17	48
Total Saskatchewan (10,000+)	1,480	1,414	686	372	388	61	2,554	1,847

Source: CMHC (Starts and Completions Survey)

Table 2.4c: Starts by Submarket and by Intended Market Alberta Second Quarter 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010
Centres 100,000+								
Calgary	1,605	2,096	377	360	0	0	1,982	2,456
Edmonton	1,794	2,170	462	1,041	230	136	2,486	3,347
Centres 50,000 - 99,999								
Grande Prairie	171	194	0	0	0	0	171	194
Lethbridge	166	177	6	19	0	0	172	196
Medicine Hat	51	83	2	4	0	4	53	91
Red Deer	134	143	9	6	0	0	143	149
Wood Buffalo	118	154	97	0	0	0	215	154
Centres 10,000 - 49,999								
Bonnyville MD	54	47	0	0	0	0	54	47
Brooks	8	10	0	0	0	0	8	10
Camrose	11	30	0	0	0	0	11	30
Canmore	8	3	6	6	0	0	14	9
Clearwater County MD	8	6	0	0	0	0	8	6
Cold Lake	37	27	0	0	0	0	37	27
Foothills No 31 MD	27	44	0	0	0	0	27	44
High River T	15	13	5	0	0	0	20	13
Lacombe T	29	32	0	10	0	0	29	42
Lacombe County CM	15	10	0	0	0	0	15	10
Mackenzie No 23 MD	34	43	0	0	0	0	34	43
Mountain View County MD	13	12	0	0	0	0	13	12
Okotoks	50	106	0	0	0	0	50	106
Red Deer County CM	15	23	0	0	0	0	15	23
Strathmore T	12	14	22	6	0	0	34	20
Sylvan Lake	41	32	0	0	0	0	41	32
Wetaskiwin County No 10 CM	23	21	0	0	0	0	23	21
Wetaskiwin	8	7	0	0	0	0	8	7
Yellowhead County MD	8	12	0	0	0	0	8	12
Total Alberta (10,000+)	4,499	5,550	992	1,452	230	140	5,721	7,142

Source: CMHC (Starts and Completions Survey)

Table 2.5c: Starts by Submarket and by Intended Market Alberta January - June 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
Calgary	2,742	3,831	739	656	49	130	3,530	4,617
Edmonton	2,829	3,945	755	1,264	467	170	4,051	5,379
Centres 50,000 - 99,999								
Grande Prairie	231	247	0	0	0	0	231	247
Lethbridge	270	320	162	35	0	0	432	355
Medicine Hat	65	135	2	4	4	8	71	147
Red Deer	214	227	14	85	0	45	228	357
Wood Buffalo	239	272	97	0	0	3	336	275
Centres 10,000 - 49,999								
Bonneyville MD	66	60	0	0	0	0	66	60
Brooks	17	15	0	0	0	0	17	15
Camrose	28	62	0	0	0	0	28	62
Canmore	9	6	11	6	0	0	20	12
Clearwater County MD	12	12	0	0	0	0	12	12
Cold Lake	47	40	0	0	0	0	47	40
Foothills No 31 MD	48	70	0	0	0	0	48	70
High River T	24	43	8	0	0	0	32	43
Lacombe T	48	82	0	10	0	0	48	92
Lacombe County CM	24	15	0	0	0	0	24	15
Mackenzie No 23 MD	41	50	14	0	0	0	55	50
Mountain View County MD	19	24	0	0	0	0	19	24
Okotoks	94	197	0	0	0	0	94	197
Red Deer County CM	26	29	0	0	0	0	26	29
Strathmore T	19	20	106	10	0	0	125	30
Sylvan Lake	74	66	0	0	0	0	74	66
Wetaskiwin County No 10 CM	28	26	0	0	0	0	28	26
Wetaskiwin	8	7	0	0	0	0	8	7
Yellowhead County MD	15	24	0	0	0	0	15	24
Total Alberta (10,000+)	7,308	9,889	1,914	2,094	520	356	9,742	12,339

Source: CMHC (Starts and Completions Survey)

Table 3a: Completions by Submarket and by Dwelling Type Manitoba Second Quarter 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	% Change
Centres 100,000+											
Winnipeg	574	483	12	8	45	19	427	0	1,058	510	107.5
Centres 10,000 - 49,999											
Brandon	17	21	0	2	4	20	29	4	50	47	6.4
Hanover RM	14	19	2	2	0	0	0	0	16	21	-23.8
Portage la Prairie	8	8	0	0	0	0	0	0	8	8	0.0
St. Andrews	8	14	0	0	0	0	0	49	8	63	-87.3
Steinbach MD	23	19	12	6	0	10	16	0	51	35	45.7
Thompson	0	0	0	0	0	0	0	0	0	0	n/a
Total Manitoba (10,000+)	644	564	26	18	49	49	472	53	1,191	684	74.1

Table 3.1a: Completions by Submarket and by Dwelling Type Manitoba January - June 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Centres 100,000+											
Winnipeg	717	684	18	14	67	25	427	254	1,229	977	25.8
Centres 10,000 - 49,999											
Brandon	29	27	2	2	8	28	37	18	76	75	1.3
Hanover RM	38	35	2	4	8	0	0	0	48	39	23.1
Portage la Prairie	22	26	0	0	0	12	0	0	22	38	-42.1
St. Andrews	17	20	0	0	0	0	0	49	17	69	-75.4
Steinbach MD	45	29	18	12	0	10	24	0	87	51	70.6
Thompson	0	0	0	0	0	0	0	0	0	0	n/a
Total Manitoba (10,000+)	868	821	40	32	83	75	488	321	1,479	1,249	18.4

Source: CMHC (Starts and Completions Survey)

Table 3b: Completions by Submarket and by Dwelling Type Saskatchewan Second Quarter 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	% Change
Centres 100,000+											
Regina	142	209	46	4	49	19	174	54	411	286	43.7
Saskatoon	352	365	18	12	111	17	112	46	593	440	34.8
Centres 10,000 - 49,999											
Estevan	15	4	6	2	0	0	0	0	21	6	**
Lloydminster	18	9	2	0	0	0	0	0	20	9	122.2
Moose Jaw	11	12	0	0	0	4	0	24	11	40	-72.5
North Battleford	15	8	2	0	0	0	0	0	17	8	112.5
Prince Albert	27	25	0	0	0	0	33	0	60	25	140.0
Swift Current	8	19	0	0	12	0	0	0	20	19	5.3
Yorkton	9	9	2	0	0	0	0	8	11	17	-35.3
Total Saskatchewan (10,000+)	597	660	76	18	172	40	319	132	1,164	850	36.9

Table 3.1b: Completions by Submarket and by Dwelling Type Saskatchewan January - June 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Centres 100,000+											
Regina	259	389	56	6	54	29	210	54	579	478	21.1
Saskatoon	773	653	42	24	165	17	205	152	1,185	846	40.1
Centres 10,000 - 49,999											
Estevan	24	14	6	2	0	0	0	24	30	40	-25.0
Lloydminster	29	16	2	0	0	0	0	0	31	16	93.8
Moose Jaw	30	32	0	0	0	8	0	24	30	64	-53.1
North Battleford	28	18	4	2	5	13	0	0	37	33	12.1
Prince Albert	51	51	0	6	0	18	33	26	84	101	-16.8
Swift Current	21	30	4	0	12	0	8	0	45	30	50.0
Yorkton	18	24	4	4	0	0	24	24	46	52	-11.5
Total Saskatchewan (10,000+)	1,233	1,227	118	44	236	85	480	304	2,067	1,660	24.5

Source: CMHC (Starts and Completions Survey)

Table 3c: Completions by Submarket and by Dwelling Type Alberta Second Quarter 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	% Change
Centres 100,000+											
Calgary	1,236	1,681	202	204	354	122	39	528	1,831	2,535	-27.8
Edmonton	1,325	1,168	242	362	144	207	297	556	2,008	2,293	-12.4
Centres 50,000 - 99,999											
Grande Prairie	111	167	2	8	0	0	0	96	113	271	-58.3
Lethbridge	82	167	32	38	16	32	50	0	180	237	-24.1
Medicine Hat	35	54	0	2	4	0	0	28	39	84	-53.6
Red Deer	66	121	16	24	8	21	61	0	151	166	-9.0
Wood Buffalo	153	112	10	8	25	28	278	25	466	173	169.4
Centres 10,000 - 49,999											
Bonnyville MD	28	24	0	0	0	0	0	0	28	24	16.7
Brooks	7	8	0	0	0	0	0	0	7	8	-12.5
Camrose	7	17	0	2	5	4	0	0	12	23	-47.8
Canmore	2	1	0	2	12	0	24	88	38	91	-58.2
Clearwater County MD	6	5	0	0	0	0	0	0	6	5	20.0
Cold Lake	21	19	2	4	0	0	0	0	23	23	0.0
Foothills No 31 MD	32	42	0	0	0	0	0	0	32	42	-23.8
High River T	10	20	2	0	0	0	0	0	12	20	-40.0
Lacombe T	17	32	8	0	0	0	0	0	25	32	-21.9
Lacombe County CM	10	6	0	0	0	0	0	0	10	6	66.7
Mackenzie No 23 MD	14	13	0	2	0	0	0	0	14	15	-6.7
Mountain View County MD	9	8	0	0	0	0	0	0	9	8	12.5
Okotoks	47	101	2	2	0	0	0	0	49	103	-52.4
Red Deer County CM	10	17	0	0	0	0	0	0	10	17	-41.2
Strathmore T	6	5	2	4	0	0	0	0	8	9	-11.1
Sylvan Lake	28	32	2	0	0	0	0	0	30	32	-6.3
Wetaskiwin County No 10 CM	12	15	0	0	0	0	0	0	12	15	-20.0
Wetaskiwin	2	1	0	0	0	0	0	0	2	1	100.0
Yellowhead County MD	6	17	0	0	0	0	0	0	6	17	-64.7
Total Alberta (10,000+)	3,318	3,877	522	662	568	420	749	1,408	5,157	6,367	-19.0

Source: CMHC (Starts and Completions Survey)

Table 3.1c: Completions by Submarket and by Dwelling Type
Alberta
January - June 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Centres 100,000+											
Calgary	2,206	2,788	334	356	561	254	286	1,352	3,387	4,750	-28.7
Edmonton	2,802	2,232	556	616	339	335	700	1,046	4,397	4,229	4.0
Centres 50,000 - 99,999											
Grande Prairie	254	316	16	12	0	4	79	96	349	428	-18.5
Lethbridge	205	262	42	72	38	50	194	0	479	384	24.7
Medicine Hat	82	90	2	2	7	0	47	28	138	120	15.0
Red Deer	145	182	22	38	16	45	67	0	250	265	-5.7
Wood Buffalo	316	244	16	12	75	114	428	211	835	581	43.7
Centres 10,000 - 49,999											
Bonneyville MD	56	49	0	2	0	0	0	0	56	51	9.8
Brooks	14	23	0	2	0	3	0	0	14	28	-50.0
Camrose	21	38	2	2	5	8	0	63	28	111	-74.8
Canmore	5	3	0	2	12	0	24	186	41	191	-78.5
Clearwater County MD	18	26	0	0	0	0	0	0	18	26	-30.8
Cold Lake	41	43	2	4	0	0	0	0	43	47	-8.5
Foothills No 31 MD	56	75	0	0	0	0	0	0	56	75	-25.3
High River T	23	38	4	2	0	0	0	0	27	40	-32.5
Lacombe T	41	52	14	2	0	0	10	0	65	54	20.4
Lacombe County CM	19	23	0	0	0	0	0	0	19	23	-17.4
Mackenzie No 23 MD	28	18	0	2	0	0	0	0	28	20	40.0
Mountain View County MD	23	14	0	0	0	0	0	0	23	14	64.3
Okotoks	107	172	4	8	0	0	31	0	142	180	-21.1
Red Deer County CM	24	41	0	0	0	0	0	0	24	41	-41.5
Strathmore T	16	13	4	8	4	0	0	48	24	69	-65.2
Sylvan Lake	47	54	2	2	10	9	0	0	59	65	-9.2
Wetaskiwin County No 10 CM	27	32	0	0	0	0	0	0	27	32	-15.6
Wetaskiwin	4	11	0	0	0	4	0	0	4	15	-73.3
Yellowhead County MD	26	36	0	0	0	0	0	0	26	36	-27.8
Total Alberta (10,000+)	6,681	6,926	1,020	1,144	1,067	835	1,866	3,117	10,634	12,022	-11.5

Source: CMHC (Starts and Completions Survey)

Table 3.2a: Completions by Submarket, by Dwelling Type and by Intended Market Manitoba Second Quarter 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010
Centres 100,000+								
Winnipeg	45	16	0	3	61	0	366	0
Centres 10,000 - 49,999								
Brandon	4	20	0	0	0	0	29	4
Hanover RM	0	0	0	0	0	0	0	0
Portage la Prairie	0	0	0	0	0	0	0	0
St. Andrews	0	0	0	0	0	0	0	49
Steinbach MD	0	0	0	10	0	0	16	0
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	49	36	0	13	61	0	411	53

Table 3.3a: Completions by Submarket, by Dwelling Type and by Intended Market Manitoba January - June 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
Winnipeg	67	22	0	3	61	159	366	95
Centres 10,000 - 49,999								
Brandon	8	24	0	4	0	0	37	18
Hanover RM	4	0	4	0	0	0	0	0
Portage la Prairie	0	0	0	12	0	0	0	0
St. Andrews	0	0	0	0	0	0	0	49
Steinbach MD	0	0	0	10	0	0	24	0
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	79	46	4	29	61	159	427	162

Source: CMHC (Starts and Completions Survey)

Table 3.2b: Completions by Submarket, by Dwelling Type and by Intended Market Saskatchewan Second Quarter 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010
Centres 100,000+								
Regina	49	19	0	0	99	54	75	0
Saskatoon	111	17	0	0	41	46	71	0
Centres 10,000 - 49,999								
Estevan	0	0	0	0	0	0	0	0
Lloydminster	0	0	0	0	0	0	0	0
Moose Jaw	0	4	0	0	0	24	0	0
North Battleford	0	0	0	0	0	0	0	0
Prince Albert	0	0	0	0	15	0	18	0
Swift Current	0	0	12	0	0	0	0	0
Yorkton	0	0	0	0	0	0	0	8
Total Saskatchewan (10,000+)	160	40	12	0	155	124	164	8

Table 3.3b: Completions by Submarket, by Dwelling Type and by Intended Market Saskatchewan January - June 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
Regina	54	29	0	0	135	54	75	0
Saskatoon	165	17	0	0	126	152	79	0
Centres 10,000 - 49,999								
Estevan	0	0	0	0	0	24	0	0
Lloydminster	0	0	0	0	0	0	0	0
Moose Jaw	0	8	0	0	0	24	0	0
North Battleford	5	13	0	0	0	0	0	0
Prince Albert	0	0	0	18	15	18	18	8
Swift Current	0	0	12	0	8	0	0	0
Yorkton	0	0	0	0	24	0	0	24
Total Saskatchewan (10,000+)	224	67	12	18	308	272	172	32

Source: CMHC (Starts and Completions Survey)

Table 3.2c: Completions by Submarket, by Dwelling Type and by Intended Market
Alberta
Second Quarter 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010
Centres 100,000+								
Calgary	354	122	0	0	39	528	0	0
Edmonton	115	207	29	0	211	424	86	132
Centres 50,000 - 99,999								
Grande Prairie	0	0	0	0	0	84	0	12
Lethbridge	16	32	0	0	50	0	0	0
Medicine Hat	0	0	4	0	0	28	0	0
Red Deer	8	21	0	0	16	0	45	0
Wood Buffalo	25	28	0	0	153	0	125	25
Centres 10,000 - 49,999								
Bonneyville MD	0	0	0	0	0	0	0	0
Brooks	0	0	0	0	0	0	0	0
Camrose	5	0	0	4	0	0	0	0
Canmore	12	0	0	0	24	88	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	0	0	0	0	0	0	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
High River T	0	0	0	0	0	0	0	0
Lacombe T	0	0	0	0	0	0	0	0
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	0	0	0	0	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	0	0	0	0	0	0	0	0
Red Deer County CM	0	0	0	0	0	0	0	0
Strathmore T	0	0	0	0	0	0	0	0
Sylvan Lake	0	0	0	0	0	0	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	0	0	0	0	0	0
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	535	416	33	4	493	1,239	256	169

Source: CMHC (Starts and Completions Survey)

Table 3.3c: Completions by Submarket, by Dwelling Type and by Intended Market
Alberta
January - June 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
Calgary	561	254	0	0	162	1,352	124	0
Edmonton	278	335	61	0	583	886	117	160
Centres 50,000 - 99,999								
Grande Prairie	0	4	0	0	0	84	79	12
Lethbridge	38	50	0	0	194	0	0	0
Medicine Hat	0	0	7	0	47	28	0	0
Red Deer	8	45	8	0	16	0	51	0
Wood Buffalo	75	94	0	20	153	34	275	177
Centres 10,000 - 49,999								
Bonnyville MD	0	0	0	0	0	0	0	0
Brooks	0	3	0	0	0	0	0	0
Camrose	5	4	0	4	0	0	0	63
Canmore	12	0	0	0	24	186	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	0	0	0	0	0	0	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
High River T	0	0	0	0	0	0	0	0
Lacombe T	0	0	0	0	10	0	0	0
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	0	0	0	0	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	0	0	0	0	0	0	31	0
Red Deer County CM	0	0	0	0	0	0	0	0
Strathmore T	4	0	0	0	0	48	0	0
Sylvan Lake	10	9	0	0	0	0	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	0	4	0	0	0	0
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	991	807	76	28	1,189	2,705	677	412

Source: CMHC (Starts and Completions Survey)

Table 3.4a: Completions by Submarket and by Intended Market Manitoba Second Quarter 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010
Centres 100,000+								
Winnipeg	576	482	116	25	366	3	1,058	510
Centres 10,000 - 49,999								
Brandon	14	17	5	26	31	4	50	47
Hanover RM	16	21	0	0	0	0	16	21
Portage la Prairie	8	8	0	0	0	0	8	8
St. Andrews	8	14	0	0	0	49	8	63
Steinbach MD	35	25	0	0	16	10	51	35
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	657	567	121	51	413	66	1,191	684

Table 3.5a: Completions by Submarket and by Intended Market Manitoba January - June 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
Winnipeg	713	684	150	195	366	98	1,229	977
Centres 10,000 - 49,999								
Brandon	25	23	12	30	39	22	76	75
Hanover RM	40	39	4	0	4	0	48	39
Portage la Prairie	22	26	0	0	0	12	22	38
St. Andrews	17	20	0	0	0	49	17	69
Steinbach MD	63	41	0	0	24	10	87	51
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	880	833	166	225	433	191	1,479	1,249

Source: CMHC (Starts and Completions Survey)

Table 3.4b: Completions by Submarket and by Intended Market Saskatchewan Second Quarter 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010
Centres 100,000+								
Regina	142	209	150	75	119	2	411	286
Saskatoon	376	377	146	63	71	0	593	440
Centres 10,000 - 49,999								
Estevan	21	6	0	0	0	0	21	6
Lloydminster	20	9	0	0	0	0	20	9
Moose Jaw	11	12	0	28	0	0	11	40
North Battleford	17	8	0	0	0	0	17	8
Prince Albert	27	25	15	0	18	0	60	25
Swift Current	7	19	1	0	12	0	20	19
Yorkton	11	9	0	0	0	8	11	17
Total Saskatchewan (10,000+)	632	674	312	166	220	10	1,164	850

Table 3.5b: Completions by Submarket and by Intended Market Saskatchewan January - June 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
Regina	259	385	193	88	127	5	579	478
Saskatoon	818	675	285	169	82	2	1,185	846
Centres 10,000 - 49,999								
Estevan	30	16	0	24	0	0	30	40
Lloydminster	31	16	0	0	0	0	31	16
Moose Jaw	30	32	0	32	0	0	30	64
North Battleford	32	20	5	13	0	0	37	33
Prince Albert	51	57	15	18	18	26	84	101
Swift Current	22	30	9	0	14	0	45	30
Yorkton	22	28	24	0	0	24	46	52
Total Saskatchewan (10,000+)	1,295	1,259	531	344	241	57	2,067	1,660

Source: CMHC (Starts and Completions Survey)

Table 3.4c: Completions by Submarket and by Intended Market
Alberta
Second Quarter 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010
Centres 100,000+								
Calgary	1,434	1,888	397	647	0	0	1,831	2,535
Edmonton	1,547	1,537	346	624	115	132	2,008	2,293
Centres 50,000 - 99,999								
Grande Prairie	113	175	0	84	0	12	113	271
Lethbridge	104	191	76	46	0	0	180	237
Medicine Hat	35	56	0	28	4	0	39	84
Red Deer	82	145	24	21	45	0	151	166
Wood Buffalo	188	148	153	0	125	25	466	173
Centres 10,000 - 49,999								
Bonnyville MD	28	24	0	0	0	0	28	24
Brooks	7	8	0	0	0	0	7	8
Camrose	7	19	5	0	0	4	12	23
Canmore	2	3	36	88	0	0	38	91
Clearwater County MD	6	5	0	0	0	0	6	5
Cold Lake	23	23	0	0	0	0	23	23
Foothills No 31 MD	32	42	0	0	0	0	32	42
High River T	12	20	0	0	0	0	12	20
Lacombe T	23	32	2	0	0	0	25	32
Lacombe County CM	10	6	0	0	0	0	10	6
Mackenzie No 23 MD	14	15	0	0	0	0	14	15
Mountain View County MD	9	8	0	0	0	0	9	8
Okotoks	49	103	0	0	0	0	49	103
Red Deer County CM	10	17	0	0	0	0	10	17
Strathmore T	8	9	0	0	0	0	8	9
Sylvan Lake	30	32	0	0	0	0	30	32
Wetaskiwin County No 10 CM	12	15	0	0	0	0	12	15
Wetaskiwin	2	1	0	0	0	0	2	1
Yellowhead County MD	6	17	0	0	0	0	6	17
Total Alberta (10,000+)	3,826	4,563	1,042	1,631	289	173	5,157	6,367

Source: CMHC (Starts and Completions Survey)

Table 3.5c: Completions by Submarket and by Intended Market
Alberta
January - June 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
Calgary	2,532	3,142	729	1,608	126	0	3,387	4,750
Edmonton	3,344	2,824	875	1,245	178	160	4,397	4,229
Centres 50,000 - 99,999								
Grande Prairie	270	332	0	84	79	12	349	428
Lethbridge	231	320	248	64	0	0	479	384
Medicine Hat	84	92	47	28	7	0	138	120
Red Deer	167	220	24	45	59	0	250	265
Wood Buffalo	407	296	153	88	275	197	835	581
Centres 10,000 - 49,999								
Bonnyville MD	56	51	0	0	0	0	56	51
Brooks	14	25	0	3	0	0	14	28
Camrose	23	40	5	4	0	67	28	111
Canmore	5	5	36	186	0	0	41	191
Clearwater County MD	18	26	0	0	0	0	18	26
Cold Lake	43	47	0	0	0	0	43	47
Foothills No 31 MD	56	75	0	0	0	0	56	75
High River T	27	40	0	0	0	0	27	40
Lacombe T	53	54	12	0	0	0	65	54
Lacombe County CM	19	23	0	0	0	0	19	23
Mackenzie No 23 MD	28	20	0	0	0	0	28	20
Mountain View County MD	23	14	0	0	0	0	23	14
Okotoks	111	180	0	0	31	0	142	180
Red Deer County CM	24	41	0	0	0	0	24	41
Strathmore T	20	21	4	48	0	0	24	69
Sylvan Lake	49	59	10	6	0	0	59	65
Wetaskiwin County No 10 CM	27	32	0	0	0	0	27	32
Wetaskiwin	4	11	0	0	0	4	4	15
Yellowhead County MD	26	36	0	0	0	0	26	36
Total Alberta (10,000+)	7,733	8,080	2,146	3,502	755	440	10,634	12,022

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range in Manitoba
Second Quarter 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $275,000		$275,000 - $324,999		$325,000 - $374,999		$375,000 - $424,999		$425,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Total Urban Centres in Manitoba (50,000+)													
Q2 2011	40	8.1	147	29.9	131	26.6	63	12.8	111	22.6	492	344,150	379,823
Q2 2010	70	16.7	132	31.4	97	23.1	44	10.5	77	18.3	420	327,250	362,368
Year-to-date 2011	67	9.9	190	28.2	164	24.3	87	12.9	166	24.6	674	348,195	385,068
Year-to-date 2010	100	16.4	168	27.5	146	23.9	69	11.3	128	20.9	611	336,700	369,754

Table 4b: Absorbed Single-Detached Units by Price Range in Saskatchewan
Second Quarter 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Regina CMA													
Q2 2011	5	3.9	8	6.2	17	13.2	28	21.7	71	55.0	129	430,000	475,964
Q2 2010	6	3.1	18	9.2	61	31.3	27	13.8	83	42.6	195	400,000	431,912
Year-to-date 2011	12	5.2	16	6.9	33	14.2	49	21.1	122	52.6	232	428,077	482,951
Year-to-date 2010	15	4.3	32	9.2	84	24.3	64	18.5	151	43.6	346	400,000	430,551
Saskatoon CMA													
Q2 2011	41	11.2	64	17.5	112	30.7	54	14.8	94	25.8	365	359,900	381,498
Q2 2010	43	12.4	79	22.7	75	21.6	59	17.0	92	26.4	348	363,045	380,516
Year-to-date 2011	78	10.9	141	19.7	203	28.4	116	16.2	178	24.9	716	360,000	378,505
Year-to-date 2010	74	11.7	137	21.7	163	25.8	93	14.7	165	26.1	632	358,000	379,704
Total Urban Centres in Saskatchewan (50,000+)													
Q2 2011	46	9.3	72	14.6	129	26.1	82	16.6	165	33.4	494	374,733	406,167
Q2 2010	49	9.0	97	17.9	136	25.0	86	15.8	175	32.2	543	369,626	398,973
Year-to-date 2011	90	9.5	157	16.6	236	24.9	165	17.4	300	31.6	948	371,750	404,065
Year-to-date 2010	89	9.1	169	17.3	247	25.3	157	16.1	316	32.3	978	369,900	397,693

Source: CMHC (Market Absorption Survey)

Table 4c: Absorbed Single-Detached Units by Price Range in Alberta
Second Quarter 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Grande Prairie													
Q2 2011	68	47.2	35	24.3	16	11.1	9	6.3	16	11.1	144	352,450	377,530
Q2 2010	99	54.7	41	22.7	10	5.5	16	8.8	15	8.3	181	338,491	358,017
Year-to-date 2011	146	52.1	59	21.1	28	10.0	12	4.3	35	12.5	280	340,225	370,719
Year-to-date 2010	187	56.5	66	19.9	23	6.9	23	6.9	32	9.7	331	330,000	358,081
Lethbridge													
Q2 2011	51	57.3	14	15.7	12	13.5	3	3.4	9	10.1	89	345,200	363,730
Q2 2010	102	63.8	34	21.3	20	12.5	2	1.3	2	1.3	160	329,712	323,728
Year-to-date 2011	123	51.3	50	20.8	26	10.8	23	9.6	18	7.5	240	349,787	382,593
Year-to-date 2010	181	69.1	49	18.7	22	8.4	6	2.3	4	1.5	262	313,449	316,513
Medicine Hat													
Q2 2011	24	50.0	11	22.9	4	8.3	1	2.1	8	16.7	48	351,950	369,031
Q2 2010	32	51.6	14	22.6	9	14.5	0	0.0	7	11.3	62	349,450	358,315
Year-to-date 2011	66	60.0	20	18.2	10	9.1	2	1.8	12	10.9	110	318,500	345,714
Year-to-date 2010	67	58.8	24	21.1	14	12.3	0	0.0	9	7.9	114	338,887	345,058
Red Deer													
Q2 2011	32	42.7	14	18.7	3	4.0	9	12.0	17	22.7	75	372,000	433,400
Q2 2010	43	38.4	29	25.9	13	11.6	10	8.9	17	15.2	112	372,684	415,622
Year-to-date 2011	61	38.6	29	18.4	12	7.6	17	10.8	39	24.7	158	388,864	436,511
Year-to-date 2010	74	40.7	37	20.3	31	17.0	11	6.0	29	15.9	182	375,047	411,807
Wood Buffalo													
Q2 2011	0	0.0	0	0.0	0	0.0	0	0.0	145	100.0	145	729,900	737,494
Q2 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2011	0	0.0	1	0.3	1	0.3	1	0.3	305	99.0	308	729,900	745,430
Year-to-date 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Calgary CMA													
Q2 2011	222	18.5	148	12.3	207	17.2	151	12.6	475	39.5	1,203	455,000	542,047
Q2 2010	325	19.1	282	16.5	400	23.5	216	12.7	482	28.3	1,705	430,817	494,215
Year-to-date 2011	392	17.7	266	12.0	406	18.3	301	13.6	855	38.5	2,220	454,839	538,300
Year-to-date 2010	606	21.6	497	17.7	626	22.3	309	11.0	772	27.5	2,810	423,703	507,663
Edmonton CMA													
Q2 2011	150	11.4	218	16.5	276	20.9	185	14.0	491	37.2	1,320	453,350	522,861
Q2 2010	190	17.1	269	24.2	226	20.4	133	12.0	292	26.3	1,110	423,500	479,977
Year-to-date 2011	381	14.5	428	16.3	511	19.5	375	14.3	926	35.3	2,621	449,400	512,576
Year-to-date 2010	431	20.1	492	23.0	412	19.2	251	11.7	557	26.0	2,143	419,500	474,371
Total Urban Centres in Alberta (50,000+)													
Q2 2011	547	18.1	440	14.6	518	17.1	358	11.8	1,161	38.4	3,024	450,000	524,521
Q2 2010	791	23.0	670	19.4	679	19.7	377	10.9	928	26.9	3,445	418,800	477,399
Year-to-date 2011	1,169	19.7	853	14.4	994	16.7	731	12.3	2,190	36.9	5,937	448,300	517,214
Year-to-date 2010	1,546	25.4	1,166	19.2	1,129	18.5	600	9.9	1,646	27.0	6,087	414,200	481,844

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Manitoba
Second Quarter 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	518	-10.4	1,060	998	1,494	71.0	206,454	16.2	220,709
	February	755	10.4	1,079	1,213	1,561	69.1	210,059	11.3	215,447
	March	1,176	21.4	1,119	1,813	1,562	71.6	219,046	7.0	212,903
	April	1,428	17.2	1,159	2,250	1,729	67.0	230,297	10.8	219,894
	May	1,522	2.2	1,098	2,233	1,527	71.9	229,813	12.5	216,252
	June	1,544	-6.3	1,048	1,955	1,418	73.9	226,392	10.7	221,173
	July	1,297	-12.3	1,058	1,723	1,514	69.9	219,012	9.4	219,187
	August	1,112	-11.3	972	1,633	1,491	65.2	214,981	6.3	217,513
	September	1,230	3.1	1,129	1,672	1,509	74.8	216,327	6.6	222,160
	October	1,023	-3.9	1,132	1,356	1,567	72.2	224,439	9.7	228,521
	November	874	0.2	1,109	1,120	1,592	69.7	222,723	12.7	232,287
	December	685	7.2	1,204	579	1,580	76.2	232,648	15.3	236,684
2011	January	596	15.1	1,213	1,158	1,684	72.0	221,933	7.5	231,583
	February	822	8.9	1,178	1,396	1,725	68.3	222,071	5.7	229,836
	March	1,236	5.1	1,173	1,648	1,516	77.4	236,552	8.0	234,706
	April	1,210	-15.3	1,072	1,874	1,518	70.6	237,461	3.1	228,287
	May	1,565	2.8	1,096	2,452	1,608	68.2	241,504	5.1	229,917
	June	1,635	5.9	1,105	1,997	1,494	74.0	238,844	5.5	233,597
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2010	4,494	3.2	3,305	6,438	4,674	70.7	228,792	11.4	219,090
	Q2 2011	4,410	-1.9	3,273	6,323	4,620	70.8	239,409	4.6	230,625
	YTD 2010	6,943	5.4		10,462			223,437	11.1	
	YTD 2011	7,064	1.7		10,525			235,417	5.4	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Saskatchewan
Second Quarter 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	531	2.1	888	1,092	1,527	58.2	228,430	2.0	237,972
	February	727	14.8	908	1,407	1,752	51.8	244,386	7.6	236,303
	March	1,067	34.0	925	2,232	1,844	50.2	239,716	5.4	236,663
	April	1,066	9.3	882	2,320	1,791	49.2	249,634	4.3	243,466
	May	1,104	-3.8	871	2,391	1,791	48.6	237,618	0.7	232,545
	June	1,077	-13.5	831	2,230	1,688	49.2	248,978	6.3	240,545
	July	1,004	-23.0	838	1,878	1,658	50.5	249,053	6.6	241,315
	August	1,026	-9.0	890	1,907	1,668	53.4	238,716	2.4	242,313
	September	976	-7.7	912	1,739	1,679	54.3	236,455	2.5	242,368
	October	864	-6.5	992	1,389	1,702	58.3	234,147	1.4	243,727
	November	863	11.9	1,006	1,272	1,788	56.3	251,732	7.8	254,600
	December	567	-4.5	925	764	1,733	53.4	241,971	1.3	254,088
2011	January	612	15.3	1,027	1,412	1,978	51.9	247,357	8.3	253,376
	February	753	3.6	933	1,536	1,841	50.7	251,302	2.8	247,095
	March	977	-8.4	890	2,079	1,696	52.5	255,440	6.6	253,940
	April	1,036	-2.8	891	2,135	1,709	52.1	256,034	2.6	252,743
	May	1,261	14.2	961	2,612	1,805	53.2	268,574	13.0	259,250
	June	1,280	18.8	989	2,428	1,880	52.6	261,765	5.1	258,142
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2010	3,247	-3.6	2,584	6,941	5,270	49.0	245,331	3.8	238,845
	Q2 2011	3,577	10.2	2,841	7,175	5,394	52.7	262,505	7.0	256,824
	YTD 2010	5,572	4.8		11,672			242,522	4.2	
	YTD 2011	5,919	6.2		12,202			258,348	6.5	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5c: MLS® Residential Activity for Alberta
Second Quarter 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	2,934	34.6	4,525	8,162	9,126	49.6	343,264	6.4	344,527
	February	4,077	26.3	4,575	8,891	9,408	48.6	343,748	5.1	347,295
	March	5,351	30.5	4,514	12,379	9,844	45.9	362,231	10.3	355,441
	April	5,544	5.9	4,515	12,648	10,323	43.7	355,102	7.7	358,019
	May	5,207	-16.1	4,131	11,993	9,715	42.5	364,303	7.1	360,444
	June	4,746	-35.4	3,589	11,483	9,525	37.7	361,434	4.0	356,245
	July	4,086	-37.4	3,672	9,444	8,785	41.8	355,295	3.1	352,211
	August	3,941	-26.9	3,697	8,634	8,642	42.8	342,571	-0.5	348,417
	September	3,934	-24.6	3,948	8,940	8,862	44.5	349,048	0.4	355,367
	October	3,483	-29.7	3,987	7,606	8,712	45.8	344,569	-2.0	348,041
	November	3,625	-12.4	4,198	6,193	8,486	49.5	347,196	-1.0	353,847
	December	2,795	-7.6	4,374	3,783	8,729	50.1	341,999	-2.8	348,335
2011	January	2,874	-2.0	4,414	8,007	9,014	49.0	348,488	1.5	352,752
	February	3,943	-3.3	4,402	8,881	9,289	47.4	352,076	2.4	355,892
	March	5,118	-4.4	4,329	10,294	8,377	51.7	353,530	-2.4	348,834
	April	5,012	-9.6	4,307	10,468	8,613	50.0	358,865	1.1	360,114
	May	5,659	8.7	4,288	11,788	8,944	47.9	357,086	-2.0	351,713
	June	5,933	25.0	4,536	10,955	8,928	50.8	361,160	-0.1	352,904
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2010	15,497	-17.5	12,235	36,124	29,563	41.4	360,133	5.9	358,317
	Q2 2011	16,604	7.1	13,131	33,211	26,485	49.6	359,079	-0.3	354,880
	YTD 2010	27,859	-1.5		65,556			356,361	6.2	
	YTD 2011	28,539	2.4		60,393			356,050	-0.1	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Level of Economic Indicators for Manitoba
Second Quarter 2011

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	5 Yr. Term							
2010	January - March	615	3.6	5.6	614.2	5.4	2,569	111.2	728	3,356,975	95.61
	April - June	642	3.7	6.0	619.5	5.4	3,543	98.5	737	3,709,727	96.03
	July - September	612	3.4	5.5	622.5	5.5	2,796	96.3	752	3,535,526	96.04
	October - December	599	3.3	5.3	622.9	5.1	2,407	98.4	761	3,819,713	98.64
2011	January - March	600	3.5	5.3	625.6	5.3	1,762	98.9	760	3,667,283	101.95
	April - June	614	3.6	5.6	623.3	5.3		102.7	760		104.18
	July - September										
	October - December										

Table 6.1a: Growth[1] of Economic Indicators for Manitoba
Second Quarter 2011

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortgage Rates 1 Yr. Term	5 Yr. Term							
2010	January - March	-1.3	-1.2	-0.1	1.1	0.4	30.3	70.6	1.0	-9.3	19.8
	April - June	5.7	-0.2	0.6	2.0	0.5	-8.1	24.8	1.8	-5.8	10.4
	July - September	-1.9	-0.4	-0.2	2.0	0.1	14.1	8.1	4.2	-0.2	3.8
	October - December	-3.1	-0.4	-0.3	2.5	-0.6	38.3	7.5	4.0	10.1	4.8
2011	January - March	-2.4	-0.2	-0.3	1.9	-0.1	-31.4	-11.1	4.4	9.2	6.6
	April - June	-4.5	-0.1	-0.5	0.6	-0.1		4.3	3.2		8.5
	July - September										
	October - December										

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage
(2) Consumer Confidence Index is a Regional indicator

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

Table 6b: Level of Economic Indicators for Saskatchewan
Second Quarter 2011

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	5 Yr. Term							
2010	January - March	615	3.6	5.6	523.2	4.8	2,834	111.2	833	2,825,735	95.61
	April - June	642	3.7	6.0	526.0	5.3	3,464	98.5	831	2,831,062	96.03
	July - September	612	3.4	5.5	524.8	5.2	2,625	96.3	837	2,599,448	96.04
	October - December	599	3.3	5.3	523.5	5.5	1,265	98.4	840	2,655,224	98.64
2011	January - March	600	3.5	5.3	524.7	5.4	927	98.9	844	3,097,113	101.95
	April - June	614	3.6	5.6	525.4	5.0		102.7	849		104.18
	July - September										
	October - December										

Table 6.1b: Growth[1] of Economic Indicators for Saskatchewan
Second Quarter 2011

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortgage Rates 1 Yr. Term	5 Yr. Term							
2010	January - March	-1.3	-1.2	-0.1	0.6	0.2	19.8	70.6	6.6	-10.3	19.8
	April - June	5.7	-0.2	0.6	1.1	0.5	12.6	24.8	5.9	-5.7	10.4
	July - September	-1.9	-0.4	-0.2	1.3	0.5	-21.4	8.1	3.7	-6.6	3.8
	October - December	-3.1	-0.4	-0.3	0.6	0.6	-40.0	7.5	1.5	9.4	4.8
2011	January - March	-2.4	-0.2	-0.3	0.3	0.7	-67.3	-11.1	1.3	9.6	6.6
	April - June	-4.5	-0.1	-0.5	-0.1	-0.3		4.3	2.2		8.5
	July - September										
	October - December										

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage
(2) Consumer Confidence Index is a Regional indicator

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

Table 6c: Level of Economic Indicators for Alberta
Second Quarter 2011

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term							
2010	January - March	615	3.6	5.6	2,001.6	6.9	5,413	111.2	728	14,022,301	95.61
	April - June	642	3.7	6.0	2,011.1	7.0	10,102	98.5	737	14,600,854	96.03
	July - September	612	3.4	5.5	2,023.5	6.3	5,873	96.3	752	15,474,820	96.04
	October - December	599	3.3	5.3	2,034.4	5.7	418	98.4	761	15,975,769	98.64
2011	January - March	600	3.5	5.3	2,061.9	5.8	8,920	98.9	760	16,268,717	101.95
	April - June	614	3.6	5.6	2,073.1	5.6		102.7	760		104.18
	July - September										
	October - December										

Table 6.1c: Growth[1] of Economic Indicators for Alberta
Second Quarter 2011

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortgage Rates 1 Yr. Term	Mortgage Rates 5 Yr. Term							
2010	January - March	-1.3	-1.2	-0.1	-2.2	1.5	-59.6	70.6	1.0	1.9	19.8
	April - June	5.7	-0.2	0.6	-0.7	0.3	-2.0	24.8	1.8	11.8	10.4
	July - September	-1.9	-0.4	-0.2	0.4	-0.8	35.4	8.1	4.2	15.2	3.8
	October - December	-3.1	-0.4	-0.3	1.0	-1.4	-172.3	7.5	4.0	16.6	4.8
2011	January - March	-2.4	-0.2	-0.3	3.0	-1.2	64.8	-11.1	4.4	16.0	6.6
	April - June	-4.5	-0.1	-0.5	3.1	-1.3		4.3	3.2		8.5
	July - September										
	October - December										

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage
(2) Consumer Confidence Index is a Regional indicator

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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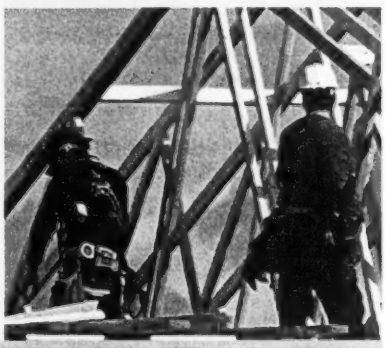

CMHC's 2011 Mortgage Consumer Survey

The 2011 survey results offer a unique perspective on attitudes and behaviours of recent mortgage consumers. Use these findings to identify opportunities and build stronger relationships with your clients. Visit www.cmhc.ca/2011survey for results and find out how CMHC can help ✓

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